

## **AMENDING OFFICIAL ZONING MAP**

**EAST SIDE OF PLEASANT RIDGE ROAD BETWEEN WEST MARKET STREET  
AND CUDE ROAD**

**BE IT ORDAINED BY THE ZONING COMMISSION OF THE CITY OF  
GREENSBORO:**

Section 1. The Official Zoning Map is hereby amended by rezoning from RS-40 Residential Single Family to Conditional District – Light Industrial (subject to those conditional uses with limitations as set forth in Sections 2, 3 and 4 of this ordinance) the area described as follows:

BEGINNING at a point in the eastern right-of-way line of Pleasant Ridge Road, said point being in the line of Paul M. Shields property; thence with the line of Paul M. Shields property S04°45'W 153.48 feet to a point; thence with the line of Paul M. Shields property S81°50'E 261.27 feet to a point, a new corner with Alice N. Collins property; thence a new line with Alice N. Collins property S01°53'W 213.20 feet to a point; thence N79°06'W 402.32 feet to a point in the eastern right-of-way line of Pleasant Ridge Road; thence with said eastern right-of-way line in a northeasterly direction approximately 400 feet to the point and place of BEGINNING.

Section 2. That the rezoning of RS-40 Residential Single Family to Conditional District – Light Industrial is hereby authorized subject to the following use limitations and conditions:

- 1) Uses: All permitted uses in the LI zoning district.
- 2) Building setbacks shall be a minimum of 50 feet from Pleasant Ridge Road.
- 3) Signage shall be as Corporate Park requirements.
- 4) A street planting yard of 15 feet minimum shall be provided along Pleasant Ridge Road.

Section 3. This property will be perpetually bound to the uses authorized and subject to such conditions as imposed, unless subsequently changed or amended as provided for in Chapter 30 of the Greensboro Code of Ordinances. Final plans for any development shall be submitted to the Technical Review Committee for approval.

Section 4. Any violations or failure to accept any conditions and use limitations imposed herein shall be subject to the remedies provided in Chapter 30 of the Greensboro Code of Ordinances.

Section 5. This ordinance shall be effective on June 23, 2006.